

179.0

0004

0015.0

Map

Block

Lot

1 of 1

Residential

CARD ARLINGTON

APPRAISED:

Total Card / Total Parcel

942,500 / 942,500

USE VALUE:

942,500 / 942,500

ASSESSED:

942,500 / 942,500


Patriot
 Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
447		APPLETON ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: SMITH JONATHAN	
Owner 2: KAR AMRITA	
Owner 3:	
Street 1: 447 APPLETON ST	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02476	Own Occ: Y

PREVIOUS OWNER	
Owner 1: HERMIDA JUSTIN A & RUTH ELISE -	
Owner 2: -	
Street 1: 447 APPLETON STREET	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	

NARRATIVE DESCRIPTION	
This parcel contains .105 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1950, having primarily Vinyl Exterior and 1740 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 4 Rooms, and 2 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R1
o	SINGLE FA
n	100
Census:	Exempt
Flood Haz:	
D	Topo
s	2
t	Above Stree

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)	
Use Code	Description

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4562	Sq. Ft.	Site			0	70.	1.22	6									389,802						389,800	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	4562.000	552,700		389,800	942,500		121601
							GIS Ref
							GIS Ref
							Insp Date
							04/09/14

PREVIOUS ASSESSMENT								Parcel ID	179.0-0004-0015.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	552,700	0	4,562.	389,800	942,500		Year end	12/23/2021
2021	101	FV	537,300	0	4,562.	389,800	927,100		Year End Roll	12/10/2020
2020	101	FV	537,400	0	4,562.	389,800	927,200	927,200	Year End Roll	12/18/2019
2019	101	FV	402,300	0	4,562.	384,200	786,500	786,500	Year End Roll	1/3/2019
2018	101	FV	402,300	0	4,562.	295,100	697,400	697,400	Year End Roll	12/20/2017
2017	101	FV	402,300	0	4,562.	278,400	680,700	680,700	Year End Roll	1/3/2017
2016	101	FV	402,300	0	4,562.	256,200	658,500	658,500	Year End	1/4/2016
2015	101	FV	386,700	0	4,562.	239,400	626,100	626,100	Year End Roll	12/11/2014

SALES INFORMATION								TAX DISTRICT				PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif							Notes
HERMIDA JUSTIN	73549-462		10/29/2019		900,000	No	No								
HANNON ROBERT C	64664-188		12/16/2014		760,000	No	No								
PM HOME SOLUTIO	62704-164		9/27/2013		675,000	No	No								
LIU RONG,	61519-557		4/1/2013	Change>Sale	340,000	No	No								
LIU RONG,	59935-67		9/5/2012	Convenience	1	No	No								
YAFFA MARCIA N	49132-277		3/15/2007		330,000	No	No								
	16791-424		2/1/1986		132,000	No	No	Y							

BUILDING PERMITS												ACTIVITY INFORMATION												
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment				Date	Result	By	Name									
2/12/2019	181	Solar Pa	27,000	C								1/21/2020	SQ Returned	JO	Jenny O									
5/7/2015	464	Manual	7,000									6/1/2015	Permit Insp	PC	PHIL C									
7/8/2013	1033	Heat App	15,000	C								5/18/2015	Sales Review	PT	Paul T									
5/6/2013	641	Addition	127,000	C								4/9/2014	Measured	PC	PHIL C									
4/17/2013	559	Manual	9,200									1/9/2014	Info Fm Prmt	EMK	Ellen K									
8/11/2011	838	Re-Roof	6,916									7/11/2013	Meas/Inspect	JBS	JOHN S									
												6/14/2013	Info Fm Prmt	EMK	Ellen K									
												12/3/2008	MLS	MM	Mary M									
												10/18/2008	Meas/Inspect	197	PATRIOT									

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 6	Colonial			Full Bath: 2	Rating: Very Good														
Sty Ht: 2H	2 & 1/2 Sty			A Bath:	Rating:														
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:														
Foundation: 2	- Conc. Block			A 3QBth:	Rating:														
Frame: 1	- Wood			1/2 Bath: 1	Rating: Very Good														
Prime Wall: 4	- Vinyl			A HBth:	Rating:														
Sec Wall:			%	OthrFix:	Rating:														
Roof Struct: 1	- Gable			OTHER FEATURES				RESIDENTIAL GRID											
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Very Good	1st Res Grid Desc: Line 1 # Units 1													
Color: YELLOW				A Kits:	Rating:														
View / Desir:				Fpl: 1	Rating: Very Good														
GENERAL INFORMATION				WSFlue:	Rating:														
Grade: B	- Good			CONDOS INFORMATION															
Year Blt: 1950	Eff Yr Blt:			Location:															
Alt LUC:				Total Units:															
Jurisdct: G15				Floor:															
Const Mod:				% Own:															
Lump Sum Adj:				Name:															
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN							
Avg Ht/FL: STD				Phys Cond: VG - Very Good	4.6 %	Exterior:				No Unit RMS BRS FL									
Prim Int Wal 2	- Plaster			Functional:	%	Interior:				1 4 2									
Sec Int Wall:			%	Economic:	%														
Partition: T	- Typical			Special:	%														
Prim Floors: 3	- Hardwood			Override:	%														
Sec Floors:			%	Total:	4.6 %														
Bsmnt Flr: 14	- Asphalt Tile			CALC SUMMARY				COMPARABLE SALES											
Subfloor:				Basic \$ / SQ: 130.00		Rate				Parcel ID	Typ	Date	Sale Price						
Bsmnt Gar: 1				Size Adj.: 1.25344825															
Electric: 3	- Typical			Const Adj.: 0.98990101															
Insulation: 2	- Typical			Adj \$ / SQ: 161.303															
Int vs Ext: S				Other Features: 118111															
Heat Fuel: 2	- Gas			Grade Factor: 1.33															
Heat Type: 1	- Forced H/Air			NBHD Inf: 1.00000000															
# Heat Sys: 1				NBHD Mod:															
% Heated: 100	% AC: 100			LUC Factor: 1.00															
Solar HW: NO	Central Vac: NO			Adj Total: 579303															
% Com Wal	% Sprinkled			Depreciation: 26648															
				Depreciated Total: 552655															
MOBILE HOME				WtAv\$/SQ:	AvRate:	Ind.Val													
Make:				Juris. Factor: 1.00	Before Depr: 214.53														
Model:				Special Features: 0	Val/Su Net: 214.97														
Serial #:				Final Total: 552700	Val/Su SzAd 317.64														
Year:				PARCEL ID 179.0-0004-0015.0															
SPEC FEATURES/YARD ITEMS																			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
More: N																	Total Yard Items:	Total Special Features:	Total: